

Bloomfield Regulation Change Proposal

ARTICLE 6 Basic Standards

6.13 Accessory Dwelling Units

6.13.A Purpose

The purpose of this regulation is to assist with Bloomfield's need to address affordable housing, and the social and financial needs of homeowners, in particular the elderly and disabled. This regulation provides additional non-institutional housing arrangements in reducing the dependency on public agencies to provide housing and supportive services, and in promoting stronger family ties and community through more flexible housing structures.

6.13.B Applicability

These Accessory Dwelling Units shall apply to all residential zones and require a zoning signoff approval.

6.13.C Occupancy

1. Either the principal dwelling unit or the accessory dwelling unit shall be owner-occupied.
2. The owner of the property containing an accessory dwelling unit which is rented for income shall file with the Zoning Enforcement Officer an affidavit certifying that either the principal dwelling or accessory dwelling unit is owner-occupied. This affidavit expires at the time of change of ownership of said property and a new affidavit must be filed by the new property owner.
3. No more than two adults and their dependents* shall occupy the accessory dwelling unit.

6.13 D Design Criteria

1. Only one accessory dwelling unit shall be allowed on any property.
2. The accessory dwelling unit shall be located in one of the following:
 - A) In an existing detached accessory structure such a garage, barn, or similar use structure;
 - B) Within the principal structure, where a separate entrance to the exterior is optional;
 - C) In a new free-standing structure built for this purpose and that meets the standards in this section.

3. The accessory dwelling unit shall have a maximum gross floor area of 1000 square feet or 40% of gross floor area of the principal dwelling unit, whichever is less, provided it does not exceed the building coverage for that zone.

4. An accessory dwelling unit in a detached accessory building must be located in a rear or side yard and must observe a minimum of 10 feet from all property lines.

5. Any new separate utility connection may be installed for the accessory dwelling unit, but is not required.

6. At least one off-street parking space, subject to the requirements of Sec. 6.2 shall be provided for accessory dwelling unit, and the total required off-street parking for the principal dwelling shall not be reduced.

*See definitions under Dependents

Oxford Dictionary definition: A person who relies on another for financial, emotional, or other support.